Symbol Legend Detail References Drawing Index ROOM NUMBER TITLE SHEET / CODE INFORMATION ROOM OR CABINET ELEVATION DOOR NUMBER MORTGAGE PLOT PLAN DEMOLITION PLANS WALL + DETAILS SECTION WINDOW MARK PROPOSED PLANS COLUMN LINE EXISTING + PROPOSED ELEVATIONS EXISTING + PROPOSED ELEVATIONS ITEM NUMBER SHEET NUMBER FIRE EXTINGUISHER FLOOR DRAIN FLOOR SINK EXTERIOR ELEVATION H.D. HUB DRAIN Building Code Information LAVATORY METAL THRESHOLD SERVICE SINK CONSTRUCTION TYPE: 5B WATER CLOSET EXISTING USE: 2 FAMILY DWELLING WATER HEATER PROPOSED USE: BUSINESS USE ON THE FIRST FLOOR. R-3 ON SECOND AND THIRD FLOORS DETAIL REFERENCES MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION

General Notes

- 1. G.C. IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION. G.C SHALL COORDINATE ALL SUBTRADES SUPPLIED BY OWNER. ALL TRADES INVOLVED WITH THE PROJECT SHALL COOPERATE WITH ONE ANOTHER, SHALL CONSCIOUSLY SAVE AND PROTECT WORK BEING PERFORMED BY OTHER TRADES.
- 2. G.C. SHALL SECURE ALL PROPER PERMITS AND NECESSARY INSPECTIONS FOR AND FROM REGULATORY AGENCIES AFFECTING THIS PROJECT.
- 3. ALL WORK SHALL CONFORM TO ALL INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS AS WELL AS ALL REQUIREMENTS IN THESE DRAWINGS AND SPECIFICATIONS. ANY CONFLICTING REQUIREMENTS OF THE SOURCES LISTED ABOVE SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH WORK.
- 4. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES, INCLUDING LOCAL REQUIREMENTS.
- 5. NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT, ENGINEER OR OWNER.
- 6. G.C. SHALL PROTECT WORK BY OTHER CONTRACTORS, G.C. SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL WORK BY OTHER INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
- 7. ALL WORK NOTED "BY OTHERS" OR "N.I.C." IS TO BE THE RESPONSIBILITY OF THE OWNER AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. G.C. SHALL COOPERATE WITH THE OWNER AND OWNER'S OUTSIDE CONTRACTORS AS REQUIRED.
- 8. G.C. IS RESPONSIBLE FOR ALL SHORING AND BRACING OF EXISTING SOILS DURING DEMOLITION AND CONSTRUCTION.
- 9. GC IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLITION AND CONSTRUCTION MATERIALS.
- 10. G.C. SHALL MAINTAIN A CLEAN AND ORDERLY WORKSITE AT ALL TIMES.
- 11. G.C. SHALL CLEAN SITE AT COMPLETION OF CONSTRUCTION.
- 12. ALL WORK SHALL BE GUARANTEED BY THE G.C. AGAINST DEFECTS AND POOR WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM SUBSTANTIAL COMPLETION.
- 13. G.C. SHALL BE RESPONSIBLE FOR BLOCKING AND ELECTRICAL CONNECTIONS FOR ALL MILLWORK. PROVIDE ADEQUATE CONCEALED BLOCKING FOR ALL MILLWORK HUNG FROM PARTITIONS. ALL WOODWORK, BLOCKING, GROUNDS, ETC. SHALL BE FIRE TREATED IN ACCORDANCE WITH ALL APPLICABLE CODES.

Abbreviations

MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

ACT	ACOUSTICAL CEILING	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	MECHANICAL
BOT	BOTTOM	MEZZ	MEZZANINE
CJ	CONTROL JOINT	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
COL	COLUMN	MTL	METAL
CONC	CONCRETE	NO(5)	NUMBER(S)
CONT	CONTINUOUS	NTS	NOT TO SCALE
CPT	CARPET	oc	ON CENTER
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
DIA	DIAMETER	OPP	OPPOSITE
DIM	DIMENSION	P LAM	PLASTIC LAMINATE
DTL	DETAIL	PLWD	PLYWOOD
EA	EACH	QΤ	QUARRY TILE
EJ	EXPANSION JOINT	Ŕ	RISER
ELEV	ELEVATION	RM	ROOM
ELECT	ELECTRICAL	RO	ROUGH OPENING
EQ	EQUAL	5D	SMOKE DETECTOR
EQPT	EQUIPMENT	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SPEC	SPECIFICATION(S)
EXIST	EXISTING	50	SQUARE
EXT	EXTERIOR	STL	STEEL
FA	FIRE ALARM	STRUCT	
FD	FLOOR DRAIN	T	TREAD
FE	FIRE EXTINGUISHER	TPD	TOILET PAPER DISPENSER
FEC	FIRE EXTINGUISHER CABINET	TYP	TYPICAL
FRT	FIRE RETARDANT TREATED	VCT	VINYL COMPOSITION TILE
GA	GAGE, GAUGE	VERT	VERTICAL VERTICAL
GALV	GALVANIZED	VEST	VESTIBULE
GC	GENERAL CONTRACTOR	W/	WITH
GL	GLASS	W/O	WITHOUT
GPDW	GYPSUM BOARD	WC	WATER CLOSET
HC	HANDICAPPED	WD	WOOD
HM	HOLLOW METAL	WWF	WELDED WIRE FABRIC
HORIZ	HORIZONTAL	SYMBO	L ABBREVIATIONS:
HT	HEIGHT	*	ANGLE
ID INSUL	INSIDE DIAMETER INSULATION	ď	CENTERLINE
INT	INTERIOR	Ą.	PLATE
JT	JOINT	•	DIAMETER
		•	

70 Broadway St Somerville, MA

Zoning Information

Story	Existing Gross		Existing Net	Proposed Gross	Proposed Net
В	0		0	0	
1	818		679	899	679
2	918		821	983	821
3	766		704	832	704
TOTAL SF		2502	220-	2714	2204
Lot Area		1968		1968	3
FAR		1 27		1 38	8

Category	Current Zoning Code Requirem	Existing Structure	Proposed Structure	
District	District CCD 45, abuts District RB at Rear		District CCD 45, abuts District RB at Rear	
Uses	Allowed uses include Small Retail and Service and Residential	2 Family Residence	Mixed Use: 1 residential dwelling unit and Small Retail and Service (679 net SF)	
Lot Size	Minimum N/A	1968 sf	existing	
Min. lot area per dwelling unit	750 sf per unit	984 sf per dwelling unit	1968 sf per dwelling unit	
Ground Coverage	80% max.	52%, 1027 sf	56%, 1100 sf	
Landscaped area, % of lot	10% minimum	0%	Existing	
FAR	2.5 FAR Allowed	1.27 FAR existing	1.38 FAR proposed	
Height in Stories	Maximum N/A	3 stories	Existing	
Height in feet	45' 15' Upper Level Setback at Tapering Height of 35' from property line abutting residential district	34'-0" +/- from average grade to deck line*	Existing	
Front Yard Setback	N/A	2' +/- *	Existing	
Side Yard Setback	N/A	1' +/- West side,* 3' +/- East side*	Existing	
Rear Yard Setback	20' setback where abutting residential district. Projections allowed up to 1/4 of setback. 10 ft vegetative setback at rear where abutting residential district	20'-2" +/- to house.* 13'-10" +/- to enclosed second story porch.* No vegetative setback exists.	17'-2" +/- to proposed stair.* Building setbacks are existing to remain.	
Mimimum frontage	30 ft	30 ft	existing	
Parking	1 space required per dwelling unit 1 space required per 1500 net SF for Small Retail and Service	1 existing space, 2 spaces required for two dwelling units	1 existing space, 2 spaces required: 1 space for retail & service (679 net SF) 1 space for one dwelling unit (1525 net sf)	

ARCHITECT:

CENTREPOINT

561 windsor street, A404 somerville, ma 02143 t:617.718.9707



70 Broadway

70 Broadway Somerville, MA 02145

Permit

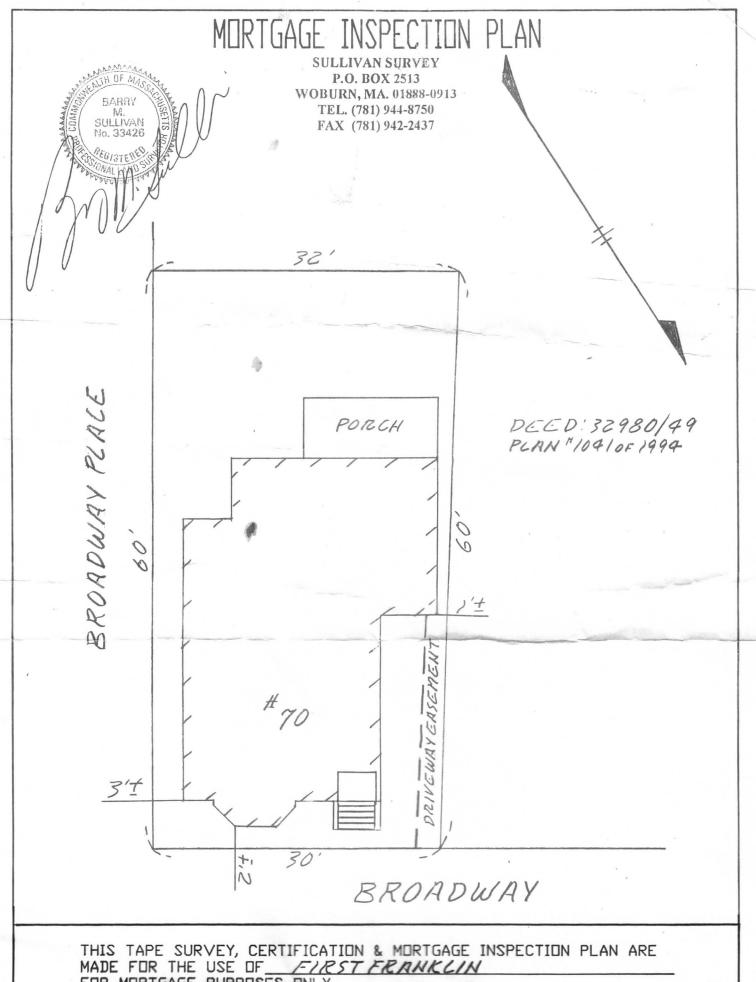
No.	ISSUE	DATE	
0 1	Preliminary Design	03.13.17	
0 2	Permit	03.17.17	
0 3	Revision	05.04.17	

PROJECT #:

10417

DRAWING TITLE: Title Sheet

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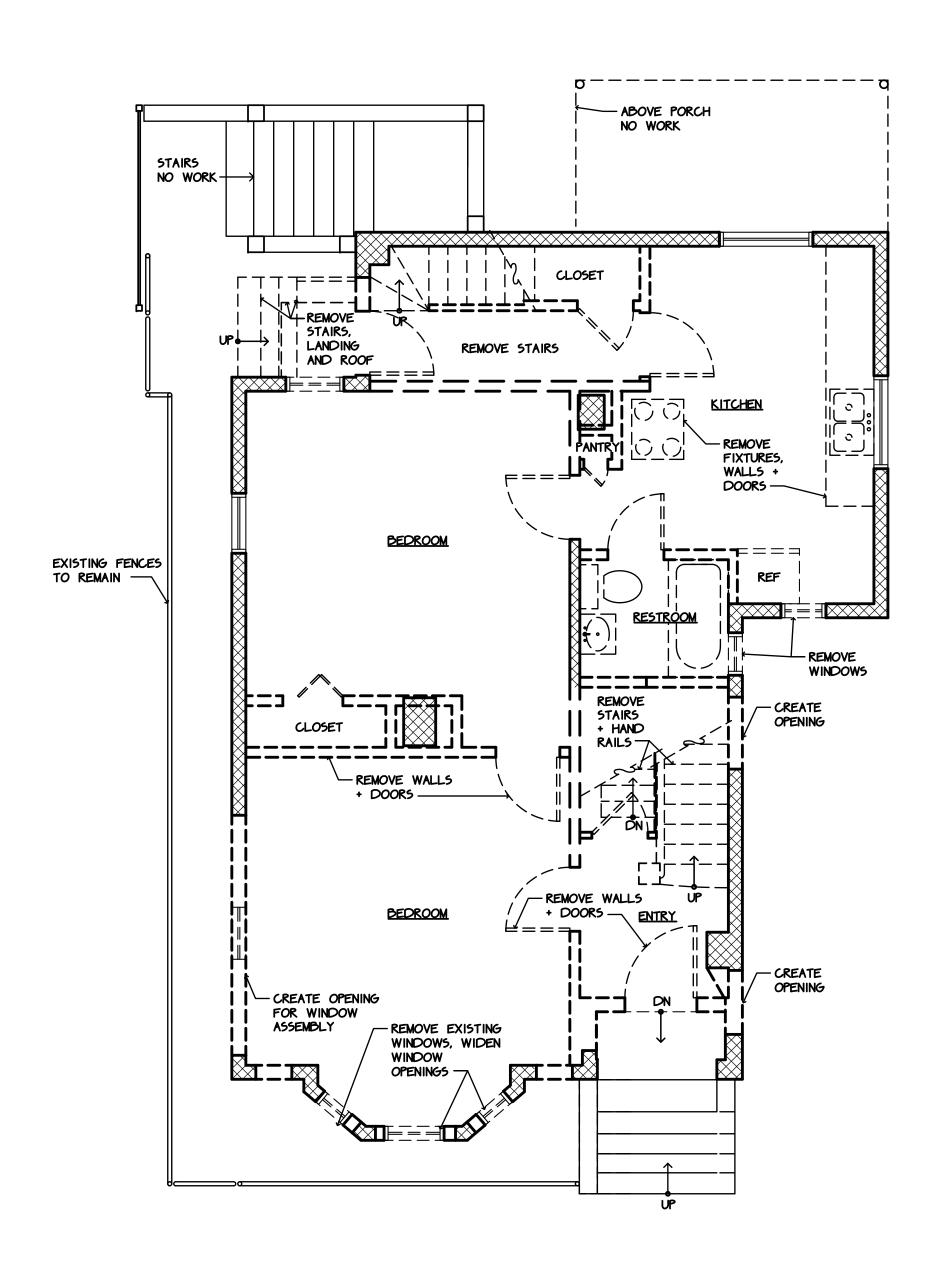
BASED ON MY KNOWLEDGE, INFORMATION & BELIEF, I CERTIFY THAT THE BUILDING ISI CONFORM ISI TO THE ZONING BY-LAWS IDIMENSIONAL REQUIREMENTS) OF THE TOWN CITY OF SOME COVICE MASSACHUSETTS

THE STRUCTURE [S] IS/ARE NOT IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF THE TOWN CITY OF SOMERVICES MASSACHUSETTS

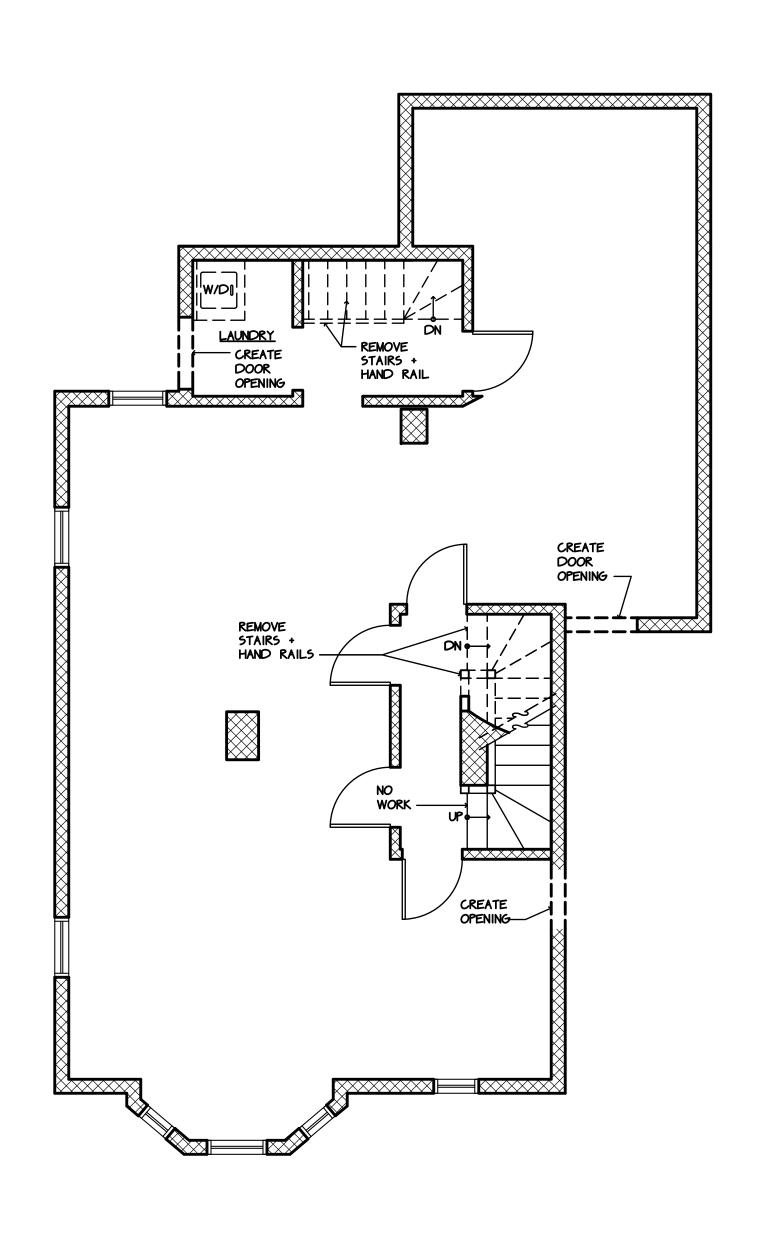
TOWN / CITY SOMERVICLE

DATE 5005/5/8 REGISTRY REFERENCE MIDDLESEX

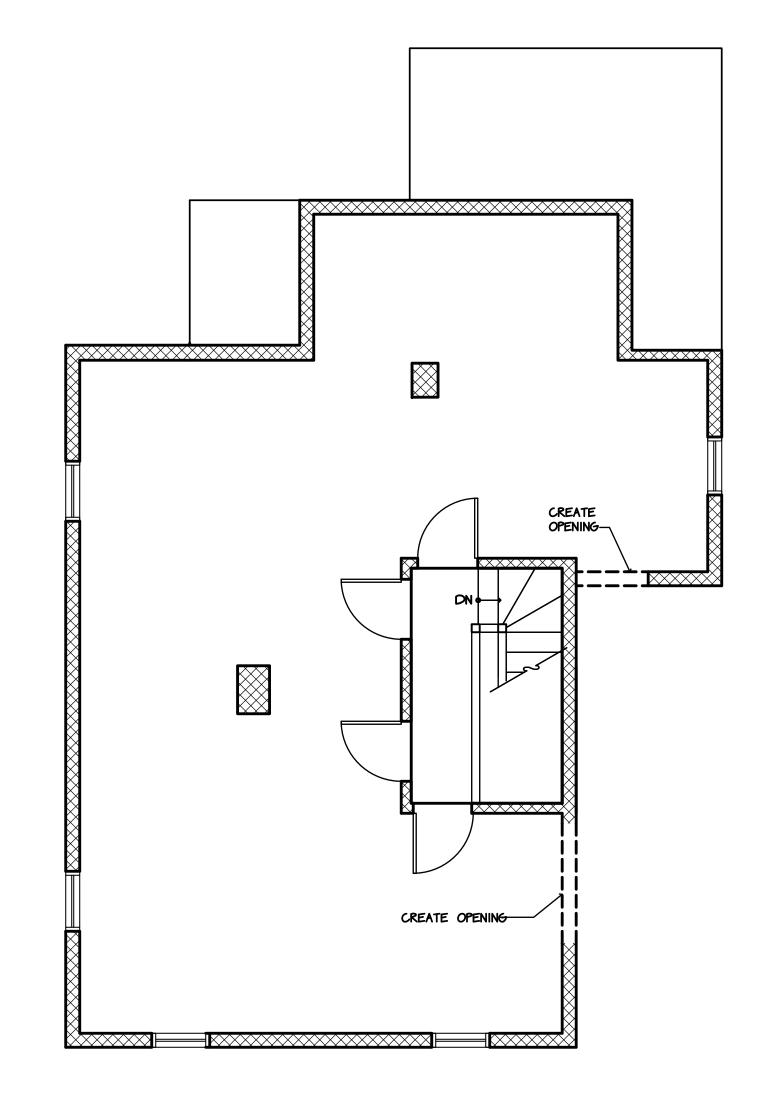
SCALE 1 IN. = 10



First Floor Demolition Plan Scale: 1/4"=1'-0"



Second Floor Demolition Plan Scale: 1/4"=1'-0"



Third Floor Demolition Plan
Scale: 1/4"=1'-0"

LEGEND

NEW WALLS AND PARTITIONS

EXISTING WALL TO REMAIN

EXISTING PARTITIONS TO BE REMOVED

ARCHITECT:

CENTREPOINT

561 windsor street, A404 somerville, ma 02143 t:617.718.9707

DocuSigned by:

FE43A8AA8F814DE...

70 Broadway

70 Broadway Somerville, MA 02145

Permit

No. ISSUE		DATE	
0 1	Preliminary Design	03.13.17	
0 2	Permit	03.17.17	
0 3	Revision	05.04.17	

PROJECT #:

10417

DRAWING TITLE:

Demolition Plans

D1.C

